

**Building Assessment and Evaluation Study  
Of The  
Cranston Area Career & Technical Center  
For The  
Cranston School Department  
December 2011**



**SACCOCCIO & ASSOCIATES**  
ARCHITECTS

**Building Assessment & Evaluation Study**  
**Cranston Area Career Technical Center**  
**For The**  
**Cranston School Department**

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## Building Assessment and Evaluation Study Cranston Area Career & Technical Center 100 Metropolitan Ave Cranston RI, 02920

FINAL REPORT: December 20, 2011

### **Building Description:**

The building is a two story masonry (brick veneer) building with steel frame. It was built in 1976 on the site of the Cranston West High School.

The building is approximately 40,000 s.f. and serves as a fully integrated Vo-Tech center for the Cranston, Foster–Gloucester, Johnston and Scituate school systems.

### **The purpose of this report :**

To evaluate existing conditions and identify deficiencies in the building envelope and interiors as well as with existing electrical and plumbing systems including code related issues. This report will provide budgetary estimates to correct deficiencies and to bring the building up to current code compliancy.

## **Exterior Building Envelope**

### **Front Entry Area**

The main entrance to the building is showing signs of age. The concrete stairs are spalled and the railings need replacement. These railing do not meet current building codes.



Main Entry



Nosings on concrete stairs are spalled and have come loose. The railings are rusted out at the base and need replacement. The railings do not meet current codes.

## **Brick Veneer**

The exterior brick veneer is in fair condition for the most part but there is evidence of loose or missing mortar in some locations. There are some cracks in the veneer and many of the corner bricks at the accent banding are either broken or missing. It is recommended that the brick mortar joints be sounded and re-pointed as required throughout the facades. Cracks should be repaired and missing bricks replaced with matching units. Some of the steel lintels above the windows are rusted and show signs of delamination. Most of the weep holes in the brick veneer have been filled and will have to be cleared of mortar and caulking. Some areas of the concrete foundations are cracked and need repairs.



Missing mortar and broken brick.



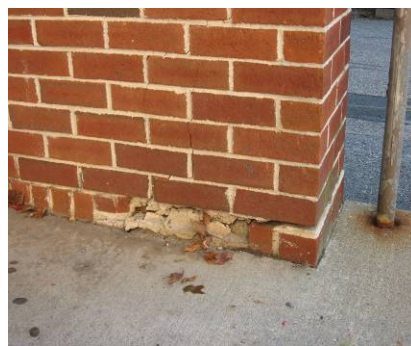
Delaminated steel lintel.



Cracked brick and mortar at accent band of brick



Missing and broken brick at base.



Broken / cracked bricks at base of wall adjacent to ramp.



Severe crack in brick joints at ramp area. Rusted railings.



Plugged weep holes.



Cracked brick veneer and exp. Joint in poor condition.



Cracks in foundation around windows.



Missing brick at accent banding.



Severe crack in foundation and brick near ramped entry.



Steel rebar exposed in foundation at ramped entry.

## **Doors and Windows**

The windows on the first floor of the building are full height units that sit on the foundation at floor level. The thermal glazing seals on most of the windows are past their life cycle and leaking resulting in fogged glass. The seal at the base of the windows at the foundation or floor is in poor condition and has failed in most cases resulting in water and moisture entering the building from the exterior. The windows on the upper level and ground level are in the same poor condition. It is recommended that all windows be replaced with new aluminum thermally broken insulated units.

There are many areas where the concrete under the windows has cracked and spalled which needs to be repaired to prevent water infiltration.

The exterior doors are rusted out and weather stripping is broken or missing from some doors. It is recommended that most exterior door systems be replaced.



Cracked foundation under window.



Window wall



Corrosion of window frames due to water infiltration.



Base of first floor window where The concrete is spalled allowing water to infiltrate the interior.



Bottom of exterior door frame rusted.



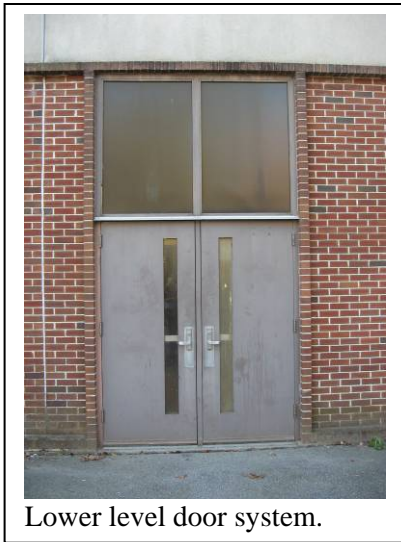
Damaged door and weather stripping.



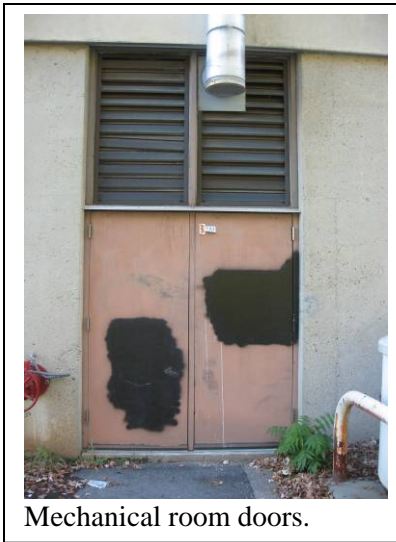
Fogged windows. Seals leaking.



Exterior door system in poor condition and in need of replacement



Lower level door system.



Mechanical room doors.

### **Synthetic Stucco Fascia**

The synthetic Stucco fascia around the perimeter of the upper part of the building is in need of repair and refinishing. There are many cracks and holes in the stucco as well mold and mildew from moisture. There is one area of the building where a tree limb has been rubbing against the stucco system and has worn it away. It is recommended that the entire synthetic stucco fascia system be cleaned, patched and re-coated with the appropriate coating system. The trees should also be trimmed back and away from the building face.

The ceiling at the main entry also has this stucco material on it and it also is in need of refinishing and caulking at the perimeter.



Damaged stucco fascia.



Damage caused by tree limbs.



Dirt and mildew on stucco system.



Damaged stucco fascia system.



Damaged stucco system at corners.



Ceiling at entrance in need of repair.

### **Miscellaneous Exterior Elements**

1. The concrete slabs around the entrances and exits are cracked and need repair and / or replacement. Some areas of the foundations are cracked, broken and spalled which will need repair.



Cracked concrete walk.



Broken and spalled concrete foundation

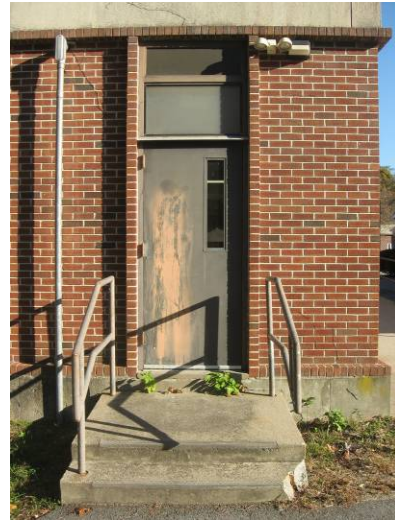
2. The concrete stair off the north side of the building at the Health V-21 space is in need of repair. The concrete stairs are in poor condition and have separated from the building. The railing is rusted out and broken and needs replacement. The current rails do not meet current codes.



Stair with broken corner and broken rail.



Landing separating from building



3. The old exterior stair at the rear of the building (NE corner) has been completely washed out and is a hazard at the present time. The stairwell used to be constructed of wood timber tread / riser nosings with gravel infill treads. The wood members have rotted away and the gravel treads have been washed out. There are no railings and there is no evidence that railings ever existed. All the gravel has washed out and down to the lower grade and has blocked one of the exit doors from the construction lab V-11. It is recommended that the entire stair be replaced and new code compliant railings be installed.



Washed out stairs.



Gravel washed out from upper elevation.



Gravel washed out to grade level and blocking exit door.

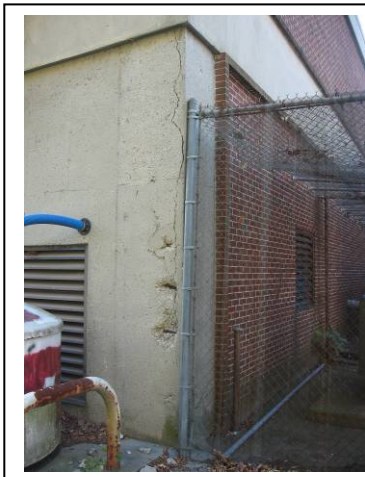
4. There are two memorial dedication trees on the west side of the building that need to be trimmed back from the building.



5. The fencing around the chiller and transformers on the east side of the building is in poor condition and needs to be replaced.



6. The steel rebar is exposed at the S.E. corner of the building outside the mechanical room and at the doorway to the Aquatics Lab.



7. The foundation is also cracked at the S.E. corner and is in need of repair. There are various cracks in the concrete columns at the garage door openings that will also need to be repaired.



Crack in concrete column.



Cracks in concrete column.

8. The motor oil storage tanks outside the mechanical room previously used for the former automotive shop should be removed.



9. Various abandoned ductwork on the south building façade should be removed and anchors removed and holes patched.



## **Building Interior:**

### **FIRST FLOOR :**

#### **Construction Laboratory V-10 (Woodworking Shop Area)**

1. The concrete walls on the left hand side of this entire room is showing water staining through the existing concrete foundation walls at the bottom of the wall.
2. The interior of this area is currently being used as a Woodworking Shop and Classroom.
3. The existing woodworking machinery was not evaluated under this survey.
4. The entire Woodworking Shop Area is in complete disarray and in poor condition and will require a complete upgrading and reorganization throughout to meet current building codes and OSHA health and safety requirements.
5. The existing pair of metal doors to this entrance doorway area is missing but are required by code.
6. The masonry walls have many holes in the existing walls and concrete ceilings throughout this room.
7. The existing hand washing sink area on the left side of the main entrance to this room is in very poor condition, they have used this sink area to wash everything but hands. See plumbing section of this report.
8. The concrete floor in this area has no (OSHA required) safety markings for the woodworking equipment throughout the room. This is a violation and should be addressed ASAP.
9. The front area of this room has a small office area in poor condition with a mezzanine area over above served by a makeshift set of wooden stairs leading up the mezzanine area.
10. The two small white boards on the face of this office area are in poor condition and inadequate.
11. The main exterior overhead door to the woodworking area is showing signs of hard usage and is in poor condition.
12. The exterior personnel door to the right of the overhead door is showing signs of rust and damage to the door, frame and hardware and is in poor condition.
13. There is a large overhead roll-up door on the back corner of this room leading to the Assessment Area V-12 ,which is operated manually (unable to operate/actuate this unit at this time) it appears to be in fair condition.
14. The housing over the top of this roll-up door has been damaged but does not seem to be impeding the door operation.

#### **Assessment Area V-12:**

1. This room is primary used as a Classroom area for the Woodworking Shop.
2. There is a small office area (aprox. 16'x 8') on the exterior wall of this room that is used and labeled as a "Guidance Room" area with a semi-enclosed mezzanine over the entire room which is in poor condition.
3. On the right hand side of this space, there is a small area with some base cabinets and counter top which is used as a small classroom area with some material displays on the existing walls and several computer stations.
4. On the front left hand corner of this room there is a "Mock-up Framing" training area completed with a wooden set of stairs leading up to the mezzanine area above used by the students as "hands on training" area which is in disarray and in poor condition. This should be addressed for safety.

5. There is an electric water cooler on the inside corner (Corridor side) of this room which is not very accessible and appears to be in fair condition but not set at the proper height to meet the accessibility code.
6. The existing masonry walls have been painted to about 8' off the finished floor and there are many holes in the existing walls and concrete plank above thru-out this space.
7. There are several open electrical work boxes on the walls with no cover plates.
8. The floor is plain concrete with no finish and has many small holes and pits throughout.
9. The white boards in the front of this space are in poor condition and need to be replaced.
10. There is a 10' overhead door on the back left hand side of this area, which is in fair condition. Next to this door there is a personnel door to the exterior that is showing some signs of rusting at the steel door and frame. The hardware is old and needs replacement and the door has broken glazing that needs to be replaced.
11. Over the top of the exterior personnel door there is a makeshift boxed out area attached to the unit ventilator to this room which is in poor condition.
12. The perimeter walls are in very poor condition with paint smears, holes and damaged areas throughout the room.
13. The main steel door to this room is missing completely.

Computer Tech Room V-11:

1. The VCT floor in this room is in poor condition with many chipped and cracked tiles throughout the existing floor. Several of the wall areas are missing the required VCB.
2. The entrance doorway to this area, the steel doors, frames and hardware are rusting and damaged which are in poor condition.
3. On the left side of the entrance foyer to this area there is some metal shelving units and makeshift display boards that are in fair condition.
4. There is a small office area on the right hand side of this room with a mezzanine area over the entire area, which is in fair condition.
5. The cabinetry and counter top unit on the inside left hand side of this room is in fair condition but some of the base cabinets need repairs or replacement.
6. The white boards on the front and side walls are in fair condition w/ some upgrading required. The white board on the rear wall (exterior wall) is in good condition.
7. There are many holes in the existing walls and exposed concrete ceilings throughout this area.
8. There are several open electrical work boxes with no cover plates on the vertical walls of this area.
9. There is a small office area on the rear wall area, with a mezzanine over the entire area which houses a small computer work/ repair station under the mezzanine area that is in poor condition.
10. The front and side walls of this room have built-in computer counter tops which are in fair condition. The center of the open space has several free standing student computer stations, which are in fair condition.
11. The communications door between Rooms V-11 & V-12 is in fair condition with some minor hardware problems.

#### Corridor D : ( To Woodworking Area)

1. The VCT tile floor in this corridor is in very poor condition with many broken, chipped & damaged tiles and some broken or missing sections of VCB throughout the entire space.
2. The exterior concrete walls are showing signs of water infiltration from the exterior and cracking and blistering of the painted finish throughout this entire Corridor.
3. The interior masonry walls of this Corridor are in poor condition with dirty, smeared, chipped and damaged areas throughout the entire corridor area.
4. The Steel doors, frames and hardware in this corridor are in very poor condition.
5. The ACT ceiling in this entire corridor show signs of water damage and broken or missing tiles throughout this room.
6. The display cases on the walls in this Corridor are in poor condition and show signs of abuse and damage.
7. Several of the existing steel door frames in this Corridor are missing the steel doors and required hardware door assemblies installed in these openings.
8. The Steel lockers in this Corridor are in poor condition and show signs of rust, broken hardware, abuse and damage.

#### Stairs A: (First Floor Level)

1. The HMU walls under the back side of the steel stair stringers have a large crack in the corner of the existing wall.
2. The VCT tile flooring in the vestibule are is in poor condition shows signs of excessive wear, broken and chipped tiles throughout the area.
3. There are sections of the existing VCB that are missing/ thru-out this area
4. The ACT ceiling tiles in several areas have water stains and are damaged thru-out.
5. The HMU walls in this area are water stained, cracked, abused and damaged throughout the vestibule area.
6. The existing pair of steel doors, steel frames and hardware (some missing trim) to the interior Corridor C is in poor condition with rust and damage. The door closers don't align correctly. The glazing on this pair of doors doesn't meet the building code. (Different types of glazing in the existing panels of the doors.)
7. The existing pair of wood doors, frames and hardware to the exterior in this vestibule is in bad condition which have been damaged, abused and abraded in this vestibule.  
The glazing on this pair of doors doesn't meet the building code. (Different types of glazing in the existing panels of the wood doors.)
8. The weather stripping on the exterior wood doors needs to be upgraded on all of the doors in this opening.
9. The existing HMU masonry walls on the left side (bottom inside corner) of this stair tower have some cracks from settlement.
10. The existing stair treads and risers have a bare concrete finish and should be evaluated with regard to the slip factor and the possible incorporation of the use of safety tread materials.

#### Storage Room: (next to Elevator)

1. Many of the existing ACT ceiling tiles are missing and there are water stains and damaged tiles throughout.
2. The VCT tile flooring in this area is in poor condition shows signs of excessive wear, broken and chipped tiles throughout the area.
3. The HMU walls in this area are water stained, dirty and abused.
4. The existing pair of steel doors, steel frames and hardware to the interior corridor is in poor condition with rust and damage throughout.

#### Elevator Machine Room:

1. The bottom of door to this room is missing the concrete curb as required by the Hydraulic Elevator Code.
2. The existing vertical HMU walls have many holes and voids through the rated walls.
3. The existing drywall ceiling in this room is in poor condition and there are a couple of open electrical boxes with no cover plates.
4. The required ventilation to this area is missing.
5. The total room needs an upgrading.
6. A new elevator is recommended to meet current standards and codes. This will alleviate all the issues in the machine room.

#### Custodian's Office:

1. The Wood sink cabinet on the front of this room is in very poor condition with the laminated top showing signs of broken and missing edges.
2. One of the condensate drain lines from the Mechanical Room drains into the sink of the wood cabinet in this room.(very messy)
3. The HMU walls in this room have many holes and cracked mortar joints throughout the entire room.
4. The painted walls in this room show signs of water stains and are very dirty.
5. The existing masonry wall has an old hook up connection for a washing machine on the inside wall that is in poor condition.
6. The existing dryer connection is very poor in this room.
6. The existing pair of wood doors, frames and hardware to the exterior of the Custodians office area is in bad condition which have been damaged, abused and abraded.
7. There are some electrical conduits on the right hand side of this room with no caps or fittings on the open ends as required.
9. The weather stripping on these exterior wood doors needs to be upgraded on all of the wood doors in this opening. .
10. The HMU wall above the sink cabinet area has some severe cracks in the vertical control joints up the entire wall.
11. There are some horizontal settlement cracks in the existing masonry walls on the left side of this room near the rear exit doorway.
12. The concrete floor in this room is very dirty, spotted, worn and is in very poor condition.

#### Mechanical Room:

1. The total interior area of this Mechanical Room area needs a complete upgrading including the floors walls and ceilings throughout the entire room.
2. This area has unpainted HMU walls throughout the entire room that have not been painted, which has been collecting dirt and grime for several years.
3. The existing masonry walls have many cracks, holes and misc damages throughout the area. At the top section of the existing masonry walls (about 12' above the existing floor) there are some areas that were fire caulked and were somewhat painted, which has left this area in very poor condition.
4. Many of the existing piping areas throughout this area have sustained damage to the existing insulation coverings.
5. The Emergency Generator room in this area is in the same condition as the Mechanical Room area.
6. The existing steel door and frame to the Emergency Generator Room is in poor condition and binds therefore doesn't close properly.

7. The existing steel doors, frames and hardware to the exterior are in poor condition with rusty, dirty and in poor operating condition.
8. The Mechanical Room also has the main electrical service panels on the back left hand side of this room.
9. The existing concrete floor is in very poor condition throughout the entire room.

#### Corridor C:

1. The VCT tile flooring in the existing Corridor has chipped, separated, broken, missing and damage tiles throughout the entire area of this Corridor.
2. The VCB is missing and damaged in many areas of this existing Corridor.
3. The ACT ceiling tiles has several areas that have water stains and are damaged throughout the entire area of this Corridor
4. Many of the existing steel doors, frames and hardware leading to the existing rooms off this existing Corridor are damaged and in very poor operating condition throughout the entire Corridor.
5. The entrance to Stairs B (First Floor Level) has an (12-14" long) area in front of the existing pair of doors leading to the exterior that is missing some flooring tiles.
6. The HMU walls in this existing Corridor have some cracked mortar joints throughout the entire area.
7. The HMU walls throughout this Corridor have water stains, bruises, blemishes and dirty areas throughout.

#### Janitor's Closet:

1. The Janitors slope sink is in very dirty and in poor condition
2. The mop holders in this room appear to be non usable.
3. The HMU walls in this room are in a very deplorable condition with holes and broken units throughout the room.
4. The ACT ceiling Tiles in this entire room have been damaged, broken, water stained and some are missing.
5. The VCT tile flooring is very dirty and in poor condition thru-out.
6. The existing steel door, frame and hardware to this room is in very poor condition.
7. The existing light fixture in this room is missing the cover lens and the fixture is in very poor condition.
8. There is an exhaust duct dropping down from the ceiling above to this area, however there is no ACT ceiling or grill.

#### The Electrical Room:

1. The entire electrical room needs to be upgraded.
2. The HMU walls in this room are in a very deplorable condition with holes and broken units throughout the room.
3. There is no ACT ceiling in this entire room.
4. The VCT tile flooring is very dirty and in poor condition throughout, with some VCB missing in areas..
5. The existing steel door, frame and hardware to this room are in very poor condition.

Women's Toilet Room: (off Corridor C)

Note: the configuration/accessibility to the existing toilet room area doesn't meet the current/ latest ADA code requirements.

1. The handicapped lavatory doesn't have metered or lever handles on the faucets as required, the clearance under this lavatory doesn't meet ADA requirements.
2. The Ceramic Tile Flooring in this room is in poor condition with missing, broken, cupped, mismatched tiles and poorly repaired sections of the existing tile flooring throughout the room.
3. The Ceramic Tile base in this room is cracked, chipped and broken in many areas throughout the entire room.
4. The Ceramic Tile walls (two elevations) are in fair condition with some broken tiles and misc. holes etc, throughout the two wall areas.
5. The steel entrance door to this room doesn't have the clearance on the latch side as required by the ADA code. The existing entrance door indicates that it is equipped with automatic opening features; however the actual system is damaged and doesn't function properly.
6. The existing entrance door to this room has a transfer grille in the masonry walls above the existing door. (in violation of the Bldg Code)
7. The Transfer grille over the entrance door frame is broken and irreparable.
8. The ACT ceiling tiles are in poor condition with mismatched, broken, water damaged tiles throughout.
9. The metal toilet partitions are missing some of the locking devices on the doors.
9. The existing masonry walls (two elevations) have been repaired /repainted to remove past graffiti etc., which has left these wall areas in very poor condition.
10. The handicapped toilet partition or stall doesn't meet ADA code and needs to be totally upgraded.
11. The handicapped sink doesn't have the required coverings on the waste piping below the sink as required by ADA Code.
12. The single separate toilet partition has a feminine napkin disposal on the back wall that is in poor condition and inaccessible.
13. The current Paper Towel and Soap dispensers are in poor condition and should be upgraded.

Men's Toilet Room: (off Corridor C)

Note: the configuration/accessibility to the existing toilet room area doesn't meet the current/ latest ADA code requirements.

1. The handicapped lavatory doesn't have metered or lever handles on the faucets as required, the clearance under this lavatory doesn't meet ADA requirements.
2. The Ceramic Tile Flooring in this room is in poor condition w/ missing, broken, cupped up, mismatched tiles and poorly repaired sections of the existing tile flooring throughout the room.
3. The Ceramic Tile base (All areas) in this room is cracked, chipped and broken in many areas throughout the entire room.
4. The Ceramic Tile walls (two elevations) are in fair condition with some broken tiles and misc. holes etc, throughout the two wall areas.
5. The steel entrance door to this room doesn't have the clearance on the latch side as required by the ADA code.  
The existing entrance door indicates that it is equipped w/ automatic opening features; however the actual system is damaged and doesn't function properly, as required.
6. The existing entrance door to this room has a transfer grille in the masonry walls above the existing door. (in violation of the Bldg Code)
7. The Transfer grille over the entrance door frame is broken and irreparable.

8. The ACT ceiling tiles are in poor condition with mismatched, broken, water damaged tiles throughout.
9. The metal toilet partitions are missing some of the locking devices on the doors
9. The existing masonry walls (two elevations) have been repaired /repainted to remove past graffiti etc., which has left these wall areas in very poor condition.
10. The handicapped toilet partition or stall doesn't meet ADA code and needs to be totally upgraded.
11. The handicapped sink doesn't have the required coverings on the waste piping below the sink as required by ADA Code.
12. The Paper Towel and Soap dispensers are in poor condition and should be upgraded.

Classrooms V-14 & V-15 (Classrooms have been merged)

1. The existing VCT tile floor in this entire room has separations, marks, pitted, broken, missing, chipped & damaged tiles thru-out the room.
2. The ACT ceiling Tiles in this entire room have been damaged, broken, water stained and some are missing.
3. There are several areas of the existing ACT Ceiling Tile alum grid in Room V-14 that is showing some excessive drop in the grids supporting the ceiling
4. The interior walls are in very bad shape with stains, dirty, holes and abrasions throughout the entire area.
5. The existing wood cabinetry in these rooms is in very bad conditions with doors that are missing and the drawers are broken.
6. The existing white board on the back exterior wall side is a makeshift unit and is in very bad condition.
7. The existing tack boards in room V-14 on the corridor wall are in fair condition
8. The center of these two classrooms is equipped with a soundproof movable partition room divider which is in fair condition. (Not being utilized at this time)
9. The existing ACT ceiling in this area has many broken, chipped, water stained, and damaged tiles throughout the entire area.
10. The existing pair of entrance doors to V-15 is in poor condition with damage to the wood doors and some missing hardware on the top and bottom lock down of the side leafs to this area.
11. The existing exterior walls have a wood wainscot (Approx. 4'-6"high) on the bottom section of the walls in Room V-14 only which are in fair condition.
12. The existing VCB is missing in several areas of these rooms.
13. The front area of Room V-15 has a large TV screen mounted to the back wall in fair condition.

Stairs B: (First Floor Level)

1. The HMU walls in this area are water stained, cracked, abused and damaged throughout the vestibule area.
2. The existing pair of steel doors, steel frames and hardware (some missing trim) to the interior Corridor C is in poor condition with rust and damages, the door closers don't align correctly.
3. The existing HMU masonry walls of this stair tower have some cracks from settlement.
4. The existing stair treads and risers have a bare concrete finish and should be evaluated with regard to the slip factor and the possible incorporation of the use of safety tread materials.

#### Robotics Area V-16:

1. The existing masonry walls in this room have many holes where pipes were installed thru to the Corridor side, that are not fire caulked, as required.
2. There are several open electrical work boxes on the existing masonry walls with no cover plates as required.
3. There are some large cracks in the existing masonry wall on the left hand side thru-out this room.
4. There is a person type sink on the left hand side of this room with wood cabinetry along the periphery of the masonry wall.
5. Most of the peripheral walls have wood cabinetry install along the entire room which is mismatched and in poor condition throughout this area.
6. The White Boards in the front of this room which is in poor condition.
7. The "Eye Wash" area has two copper piping feeding to the unit which has been partially insulated on the top section of the pipe and omitted on the bottom half of the pipe.
8. The overhead air ducts in this entire room have been insulated but the insulation is frayed throughout the area, in poor condition.
9. The masonry walls in this entire area are in very poor condition throughout.
10. The general condition of this area is a mismatch of cabinets and case work with many different motors and jigs and assemblies set up on the tops of the cabinetry.
11. The general condition of this area is a mismatch of cabinets and case work with many different motors and jigs and assemblies set up on the tops of the cabinetry.
12. The Left hand side of this entire room, along the exterior wall there are several small offices and cage areas with a mezzanine floor over the top of the entire area that is in deplorable condition.
13. There is another small room area on the right hand rear wall area (Leading into Aqua Culture Room V-17) which houses a lot of small testing equipment etc. with a small mezzanine area on the back end of the room. This area is in a very messy and deplorable condition.
14. The existing concrete floor slab at the entrance to the above room or area which has a large drop in the two floor plains. This could be a trip hazard that should be corrected.
15. This entire room is a total disaster area and needs a lot of cosmetic upgrade.

#### Aqua Culture V-17:

1. At the entrance to this room there is a three well kitchen sink that is in poor condition.
2. The existing plumbing to the kitchen type sink area is exposed and there is an eye wash unit in the extreme corner next the sink which is not easily assessable to the students.
3. The entire room is filled with fish tanks and water tubs containing live fish, amphibious animals and reptiles of different species, etc.
4. Many of these tanks and vessels are supported on makeshift bases/piers and posts, etc. which don't appear to be very stable or secure.
5. The room is very messy with water on the floor in many areas and all kinds of equipment and tanks throughout the entire room.
6. The entire room has a very bad odor and has a lot of clutter and is very messy throughout.
7. The overhead mechanical unit in the back end of this room has a lot of exposed wiring hanging down from the unit, on the right hand side.

8. The existing concrete floor is in very poor condition w/ cracks, chipped and broken sections throughout the entire room.
9. The existing masonry wall thru-out the entire area has many cracks, holes, blemishes and damage.
10. One off the inside corners of the existing masonry wall has moved away from the existing concrete column causing a large crack in this wall.
11. The existing steel door, frame and hardware on the back left hand side next to the four overhead doors is showing signs of some serious rusting and damage.
12. There are four large overhead doors on the exterior side of this room which are in fair to poor condition. We were unable to operate these doors to evaluate the electrical operational function of these doors.
13. This area was originally the Auto Mechanics and Body shop and there are still some of the original spray booths and equipment in the main part of this room, which has been abandoned and reconfigured to meet the aquatics department needs.
14. The existing large Auto Spray Booth has been converted to an aquatics area with many tanks filling up the existing space with no room to exit this area in an emergency.
15. The existing smaller "DeVilbis" spray booth on the front end of the room area is being currently used as a culture growing area and has the same problem with a means of access from this area.
16. The existing pair of doors to the exterior vestibule area on the right hand side of this room has been block by tanks and equipment rendering this exit impassable as a means of exit / egress.
17. This entire room is a total disaster area and needs a lot of cosmetic upgrade.

#### Storage Room V-13:

1. There are several small rooms off the main area of this storage room that are in very poor condition.
2. One of these rooms is the Electrical Room for the Auto Mechanics Shop area, has many small problems thru-out the area.
3. The other small room was a Tool Crib, which is now filled w/ all kinds of misc items & is in poor condition
4. The left hand side of this area has a mezzanine area over the major section of the existing Storage Room area, which is now filled w/ all kinds of misc items and is in poor condition.
5. The steel doors, frames and hardware to this area are in poor condition.
6. There are five large overhead doors on the exterior side of this Storage Room, which are in fair/poor condition; we were unable to operate these doors to evaluate the electrical operational function of these doors.
7. There is a large sink area @ the front of the Storage Room area which is in poor condition.
8. Generally this entire Storage Room is being used to store the Van for the vocational department.

#### Existing Hydraulic Elevator: (Serving two floor levels)

1. The existing elevator has been working very sporadically and has requirement constant service calls to maintain operation.
2. The interior of the existing elevator cab measures 60" X 42" and is very small and doesn't meet current ADA Code requirements or current standards.
3. The interior of the existing cab is in fair condition with some minor discrepancies, such as the existing ceiling is partially missing, the interior walls have some damage and the carpeting is worn.
4. The interior is very messy and dirty.

## **Second Floor:**

### **Administration office:**

1. Many of the acoustical ceiling tiles are damaged, broken, mismatched and several of the tiles have been taped to hold them in place.
2. The Vinyl wall covering has started to peel off the wall on the east side in several areas of this room.
3. The Unit Ventilator has a wood self over the top of the grille area and isn't functioning properly, per the secretary.
4. The VCT Flooring in this room is showing wear areas patterns and has broken tiles in several areas thru-out the room.
5. The Main set/pair of wood doors to the office area appear to be fairly new w/ some new hardware.

### **Directors Office & Conference Room:**

1. Many of the acoustical ceiling tiles are damaged, broken, mismatched and several of the tiles have been taped to hold them in place.
2. The carpeting is showing wear patterns and is badly worn and stained thru-out the area.
3. The interior walls have many damaged areas that need repair.
4. The vinyl wall covering that returns into the window areas has been damaged by water and is peeling from the walls and has been stapled into the walls in some of the areas.
5. The cabinetry in this room is in fair condition with some minor damaged areas.
6. The folding partition dividing the office area from the conference room area is in fair condition but dirty.
7. The wood doors to this area have been abused and shows sign of damage on the face of the door.

### **Office No 1& 2 (similar):**

1. There are signs of water infiltration at the window areas. The wood paneling on the left side that abuts the stone sill has turned black and is starting to delaminate in several areas.
2. The wood doors to this area have been abused and shows sign of damage on the face of the door. The door on the left side has "0" clearance on the strike side.
3. The ceiling in this room is in bad shape with many damaged and broken tiles where the register has been recessed up into the ceiling.
4. The vinyl composition flooring is in poor shape, worn and dirty.
5. The door silencers are missing from the door frame in this room.
6. The door to room No. 2 is pulling away from the steel door jamb on the left side.

### **Office No 3:**

1. This room has been converted to a storage room.
2. The acoustical ceiling tiles are showing water damage in several of the tiles and there are broken and damaged tiles throughout the area.
3. The vinyl composition flooring is in poor shape, worn and dirty.
4. The cabinetry in this room is very old and showing signs of damage and wear.

### **Guidance Area:**

1. The main door to this area has been badly damaged and the door silencers are missing from the door frame.
2. The cabinetry on the left side in this room is missing hardware, etc. and is in poor condition.

3. The vinyl composition flooring is in poor shape worn & dirty.
4. The walls in this room are badly damaged (dings and gouges).
5. Several of the electrical switches in to the adjacent offices have voids over the tops of the plates (Typical).
6. The acoustical ceiling tiles show signs of damage. There are broken tiles throughout the area.

Office No 4:

1. The main door to this area is badly damaged on the latch side and the door silencers are missing from the frame.
2. The walls in this room are badly damaged (dings and gouges).
3. The masonry wall on the left inside corner at the window area has a large settlement crack.
4. The acoustical ceiling tiles show signs of water intrusion around the vents and there are several damaged and broken tiles.

Office No 5:

1. The acoustical ceiling tiles show signs of water intrusion around the vents and there are several damaged and broken tiles.
2. The vinyl composition flooring is in poor shape, worn and dirty.
3. The acoustical ceiling tiles show signs of damage and there are several damaged and broken tiles.
4. The wood paneling on the left hand side has paint smears.
5. Water is coming in onto the stone sill from the windows.
6. The main door to this area is badly damaged on the latch side and the door silencers are missing. This door has been soundproofed but most of the weather stripping is showing some wear(Typical).
7. The walls in this room are badly damaged (dings and gouges).
8. This room is currently being used as a copy machine area.

Office No 6:

1. The main door to this area is badly damaged and the door silencers are missing. (dings and gouges)(Typical).
2. The walls in this room are badly damaged (dings and gouges). The paint in this room has been splattered all over the adjacent areas (Very Poor).
3. The carpeting doesn't run thru into this room as required, the ends area rough.

Men's Toilet Room: (Guidance Area)

1. The acoustical ceiling tiles are damaged and broken in this area. (Typical)
2. The Ceramic Tile work is in fair condition with a few broken tiles throughout.
3. The main door to this area is badly damaged and the door silencers are missing. (dings & gouges)(Typical).
4. The vinyl wall covering is peeling at the corners in several areas throughout this room.
5. The Lavatory has standard handles (No metered handles) and the stopper is missing on the waste line.
6. The Paper Towel & Soap dispensers are in poor condition & should be upgraded, as required

Women's Toilet Room: (Guidance Area)

1. The vinyl wall covering is peeling at the corners in several areas throughout this room and in very poor condition.
2. The acoustical ceiling tiles are damaged and broken in this area. (Typical)

3. The main door to this area is badly damaged and the door silencers are missing. (dings & gouges)(Typical).
4. The plastic lens on the light fixture over the lavatory has been broken.
5. The Ceramic Tile work is in fair condition with a few broken tiles thru-out.
6. The Paper Towel & Soap dispensers are in poor condition & should be upgraded, as required

#### Corridor A:

1. The vinyl composition tiles going into the Guidance Suite have some separations and there are several broken tiles in this area.
2. The fin radiation along the exterior window wall (South) has a piece of Laminate plywood over a section of the fin defeating the purpose of the air circulation, etc.
3. The vinyl composition tile flooring along the exterior wall (Southside) has curled and is broken in several areas in this corridor.
4. There are many miss-matched color tiles, broken, damaged and missing floor tiles thru-out the entire corridor.
5. There are missing sections of the vinyl base at the wall at the entrance to room V-22.
6. The wall at the entrance to room V-22 has many blemishes and is badly damaged.
7. The vinyl composition tile flooring at the expansion joint in the middle section of this corridor A is badly broken and could be a trip factor *and* should be corrected.
8. The pair of doors to the handicapped accessible entrance on the south end of this corridor is in very poor condition the push plate is missing. The hinges are in poor condition causing the door to bind and the push hardware on these doors is not up to date with the accessibility code.
9. The laminate faces of the panels on the handicapped accessible entrance doors are delaminating and are in poor condition.
10. The steel lockers are in fair condition throughout the corridor area however there are a couple of steel angle irons fastened to the walls over several lockers on the wall of classroom V-22 that should be removed and the lockers should be properly secured.
11. The walls above the entrance to the Health Room V-21 are in poor condition and show signs of water intrusion in this area.
12. The acoustical ceiling tile ceiling throughout Corridor A show signs of water damage and many of the tiles are broken and are also miss matched throughout.
13. The vinyl base is missing in several of the areas throughout this Corridor A.
14. The vending machines in this Corridor A have a quad electrical outlet that is protected by a makeshift guard which could be a code violation. See electrical portion of this report.
15. There is a question regarding the quad outlet being protected by a ground fault devise due to the location next to a drinking fountain. Refer to electrical portion of this report.
16. The main aluminum entrance doors into the Corridor A have no weather stripping and should be checked for the push pressure requirement to meet the accessibility code.

#### Handicapped Entrance Vestibule:

1. The hinge on the left hand top side of the doors to the Corridor A has been placed on the wrong face of the door due to a poor repair job.
2. The panic bars on the exterior doors have a lot of rust and they are hard to open. They also need to be updated to meet current accessibility codes.
3. The vinyl composition tile flooring in this area is badly broken in many of the areas.
4. The wood panel walls in this vestibule are in poor condition with abrasions, nicks and blemishes throughout.

5. The steel door frames are showing a lot of rust and pitting on the frames.

Distributive Education V-22:

1. The main door to Room V-22 is in very poor condition and the closer slams the door against the steel door frame and the door silencers are missing.
2. The hardware on the main door has bolts showing thru the door at the hinges and closer areas.
3. The wood cabinetry on the corridor side is in very poor condition and falling apart and the laminate counter top is broken and damaged above the wood edging throughout.
4. The acoustical ceiling tiles show signs of damage and there are several damaged and broken tiles.
5. The vinyl composition tile flooring in this area is badly broken. There are missing and chipped tiles in many of the areas.
6. The vinyl composition tile flooring has been badly stained on some areas at the front of the room where furniture or steel cabinets had been placed leaving the marks from their bases.
7. The exterior masonry wall on the right hand side has many screws on the vertical wall for no apparent reason.
8. The exterior face of the masonry wall has a large vertical crack in the wall at the center of this room.
9. The white boards in this room are in very poor condition showing exposed screws where repairs were poorly made.
10. The overhead ceiling lighting fixtures over the white board area is in poor condition.
11. The wood communicating door between classrooms is in poor condition and the door silencers are missing.

Health Room V-21:

1. The existing cabinetry show signs of misuse with punctures, holes and damaged areas throughout.
2. The vinyl composition tile flooring in this area is badly broken. There are missing and chipped tiles in many of the areas.
3. The vinyl composition tile flooring has been badly stained on some areas at the front of the room where furniture or steel cabinets had been placed leaving the marks from their bases.
4. The white boards in this room are in very poor condition showing exposed screws where repairs were poorly made.
5. The overhead ceiling lighting fixtures over the white board area is in poor condition.
6. The back left hand corner of this room at the emergency exit doorway shows signs of water intrusion at the ceiling areas. The wood paneling in this area is delaminating and coming apart at the edges.
8. The vinyl wall covering at the returns into the window areas is peeling badly and the wall is showing signs of mold and mildew. Mold remediation is needed.
9. The main wood doors to this room are in very bad shape they have been banged up, chipped, battered and abused. The door binds and doesn't close properly.

Stairs A: (Ground Floor level)

1. At the existing pair of wood doors leading to the Stairs A in the academic wing area, some of the hardware is missing bolts and there are holes where they have relocated or changed the hardware for the door closers which were not addressed.
2. The glazing in the existing wood doors in Stairs A is questionable to meet code but these doors are recommended to be replaced therefore the glazing would also be replaced with code compliant glass.

3. The masonry walls in this area are in fair condition with a few areas where repairs to the existing wall were made but need to be corrected.
5. The existing HMU masonry walls on the left side of this stair tower have some cracks from settlement.
6. The existing stair treads and risers have a bare concrete finish and should be evaluated with regard to the slip factor and the possible incorporation of the use of safety tread materials. Rubber treads and risers are recommended.
7. The vinyl base is missing along the top of the stairway on the brick veneer area.
8. The vinyl composition floor tile in this area is in poor condition with many broken missing and chipped tiles throughout.
8. The acoustical ceiling tiles show signs of water damage and there are several damaged and broken tiles and there are some areas where the fixtures were removed and the acoustical ceiling tiles were not properly replaced as required.
9. The vinyl composition flooring in this area is in bad condition.

#### Corridor B:

1. The wall area next to the column at the entrance next to the elevator has a large vertical separation between the brick veneer and the HMU wall.
2. The acoustical ceiling tiles show signs of water damage and there are several damaged and broken tiles in this area.
3. There is some exposed plumbing work on the left side of the Corridor B between the Janitors Closet and the Electric Room. It appears that there may have been a drinking fountain in this area at one time that was removed. Refer to plumbing portion of this report.
4. The door to the Janitor's closet can't be closed properly. The problem seems to be with the hinges.
5. The vinyl composition tile flooring area to the right side existing elevator has some mastic over the area it looks as though a carpet was removed.
6. There are some fasteners missing from the Roton hinge at the right hand side of the pair of wood doors to Stairs B.
7. The metal frames on the light panels on the wood door are missing some of the screws.
8. The cover plate is missing on the door closer to the Stairs B. The hardware is falling off on the right hand side of this door.
9. The left hand wall at the entrance to the Computer Tech Lab V-29 has a large crack in the masonry wall just below the electrical duplex outlet on this wall.
10. The wood door to Computer Tech Lab V-29 is in very bad condition. It's chipped and damaged as is the side door to this area.

#### Audio Room 1:

1. The cabinetry on the left hand side of this room is in very poor shape. They are sagging, broken and falling apart.
2. The vinyl composition tile floor is in poor condition with some mismatched pieces etc.
3. The acoustical ceiling tile on the corridor side has a large hole in the tile work and there is severe water staining showing on the inside wall of this room. There are broken and missing tiles throughout.
4. At the left hand corner of this room there is a large crack in the HMU wall and a large crack on the right hand corner side of this area behind some of the cabinetry.
5. The main door to this area is badly damaged and the door silencers are missing. (dings and gouges, Typical)

#### Audio Room 2:

1. The cabinetry on the left hand side of this room is in very poor shape, they are sagging, broken and falling apart.
2. The display case on the wall of this room is being used for many different things and is in poor condition.
3. There are also cracks in the walls of this room. (Both sides)
4. The vinyl composition floor is in poor condition w/ some mismatched pieces etc.
5. The acoustical ceiling tiles show signs of water damage & there are several damage/broken, missing tiles in this area.
6. The main door to this area is badly damaged and the door buttons/silencers are missing. (dings and gouges, Typical)

#### Electrical Room: (Off Corridor B)

1. There has been work done in this room above the walls and they have all of the material droppings on the piping & electrical wiring.
2. The overall room is in poor condition.

#### Janitor's Closet: (Off Corridor B)

1. The door to this room is in poor condition and won't close properly.
2. The VCB is missing in some of the areas of this room.
3. The floor and walls in this room are in very poor shape (Dirty and Messy)
4. The steel ladder to the access panel at upper roof area is in this room
5. The slop sink in this room is in very poor condition and there is minimal room to work in this area.

#### Men's Toilet Room: (Off Corridor B)

Note; the configuration and accessibility to the existing toilet room area doesn't meet the current accessibility and ADA code requirements.

1. The handicapped lavatory doesn't have metered or lever handles on the faucets as required, the clearance under this lavatory doesn't meet ADA requirements.
2. The ceramic tile flooring in this room is in poor condition w/ broken, cupped and missing tiles throughout the room.
3. The ceramic tile base in this room is cracked, chipped & broken in many areas throughout the entire room.
4. The entrance door to this room doesn't have the required clearance on the latch side as required by the ADA code. The door indicates that it is equipped w/ automatic opening features; however the system doesn't work as required.
5. The existing doors to this room have louver vents on the face of the existing door. (this is a violation of the Bldg Code)
6. The ACT ceiling tiles are in poor condition with mismatched, broken damaged tiles throughout.
7. The metal toilet partitions are missing some of the locking devices on the doors
8. The walls are in very poor shape and have been repaired and painted to remove past graffiti, which has left this area in poor condition.
9. The Transfer grille over the entrance door frame is broken and irreparable
10. The current Paper Towel and Soap Dispensers are in poor condition and should be upgraded.

#### Women's Toilet Room: (Off Corridor B)

Note; the configuration/accessibility to the existing toilet room area doesn't meet the current/ latest ADA code requirements, as of this date.

1. The ceramic tile flooring in this room is in poor condition with broken, cupped and missing sections of tiles thru-out the room.
2. The ceramic tile walls have some holes and missing tiles, etc.

3. The ceramic tile base in this room is cracked, chipped and broken in many areas throughout the entire room.
4. The handicapped toilet compartment has a makeshift toilet seat that does not meet code.
5. The metal toilet partitions are missing some of the locking devices on the doors. All partitions should be replaced.
6. The main door to this area is in poor condition. It binds and is pitted and badly scratched.
7. The existing door to this area lacks the required clearance on the pull side of the door which is in violation of the accessibility and ADA codes. The door indicates that it is equipped with automatic opening features; however the system is inoperable.
8. The existing doors to this room have louver vents on the face of the existing door. (this is a violation of the Bldg Code)
9. The ACT tile is in poor condition with water damaged, broken and missing tiles throughout.
10. The current paper towel and soap dispensers are in poor condition and should be upgraded.

Office V-24:

1. The VCT floor is in poor condition with some broken, chipped, missing section of tiles and mismatched pieces throughout this area.
2. The ACT tile is in poor condition with water damaged, broken and missing tiles throughout
3. The existing exterior window wall has some settlement cracks throughout this room.
4. There are some outlets on the back wall without cover plates next to Audio 2.

Staff Lounge:

1. The VCT floor is in fair condition w/some minor broken and missing tiles throughout.
2. The ACT tile ceilings are in poor condition with water damaged, broken and missing tiles throughout.
3. The existing HMU walls are in fair condition with some minor scuffs and bruises.

Staff Toilet Rooms (Men & Women similar)

1. The doors to both of these areas are slightly beat-up but not very badly.
2. The ACT tile is in poor condition w/ water damaged, broken and missing tile throughout.
3. The walls are in fair condition w/ some minor scuffs & bruises.
4. The cabinets in these areas is in poor condition
5. The light fixtures in these rooms are in poor condition.(Broken lens, etc)
6. The ceramic tile floor wall is in fair condition, some damage tiles throughout.
7. The paper towel and soap dispensers are in poor condition and should be upgraded.

Electronics V-27:

1. The cabinetry on the left side of this room is in very poor condition, the laminate counter top is broken edges missing, chipped and the drawers are in bad shape.
2. There is a sensor that was removed from the ACT ceiling and a blank plate was installed. This is poorly done and should be corrected.
3. The wood doors to this room are in bad condition. They are chipped and damaged as is the side door to this area.
4. The ACT tile ceilings are in poor condition with water damaged, holes and broken and missing tiles throughout. Particularly where the electrical power posts were removed, the ACT was not corrected.

There is a section of the ACT along the Exterior wall that is practically falling out of the grid.

5. The VCT flooring is in very poor condition with broken, missing and chipped tiles throughout the room.
6. The VCB is missing in several areas of this room.
7. The white boards on the front of this room are in very bad condition.

Sound Proof Studio: (Off Room V-27)

1. The walls of this room have been covered with acoustical sound absorption tiles throughout, however many are damaged and some are missing.
2. The Cabinets in this room are broken and badly misused.
3. The VCB is missing in several areas of this room.
4. The door to this room is in poor condition and lacks any weather-stripping for sound purposes.
5. The ACT ceiling in this room is in very poor condition.

Meshanticut Room V-25:

1. The Main room has been recently remodeled throughout; some of the new ceramic tile floor has been damaged and broken and chipped throughout.
2. The ACT ceiling in poor condition with damaged, holes and broken and missing tiles throughout the room.
3. The ACT ceiling grid has been damaged in several areas of this room.
4. The Service Bar area within the existing room, has some minor abuse and damage and the underside at the sink areas has been abused.
5. There is an open electrical outlet on the back side of this service bar area that needs to have a cover plate.
6. The Storage room off the main room has some broken and missing ACT tiles.
7. The floor in the storage room off the main room has an old VCT Tile floor which is in poor condition.
8. The Masonry walls are in fair condition.
9. The Hardware out of this room into Corridor B is in bad condition and is difficult to operate.
10. The existing window returns are showing signs of abuse and water damage from the existing windows.
11. The room has been remodeled recently; however the overall room needs some cosmetic upgrading throughout.

Stairs B:

1. The VCT flooring in poor condition with broken, mismatched and missing tiles throughout this area.
2. The walls in this area are in very bad condition with abuse chipped and damaged areas throughout the entire stair tower.
3. The main pair of wood doors into this Stairs B has Roton hinges that are missing fasteners. The hinges are also mounted on the wrong face of the door.
4. The Ceiling in this Stairs B is in poor condition.
5. The hardware on exterior doors at the lower level are showing rust and are in poor working condition and should be updated to current exit door codes.

Kitchen Area: V-28:

1. The Dishwashing Area is in very poor condition, floors, walls and ceilings are dirty, worn and in need of upgrading throughout.
2. The Main area of the Kitchen and cooking area is in very poor condition, dirty, worn and neglected throughout. (No assessment was conducted on the existing cooking appliances as part of this study.)

3. The abrasive flooring in the entire kitchen area is showing wear from the high use over the years. A new monolithic floor system is recommended.
4. The existing acoustical ceiling tiles are in very poor condition. In one area next to the exterior wall, the entire ceiling grid and tiles are sagging.
5. The existing toilet room area (at the end of Corridor B) on the left hand side of the main entrance doorway has been converted to the dry storage room for the Main kitchen, which is in very poor condition.
6. The walk-in refrigerator and freezers area is in fair condition, however the exterior entrance to this area is dirty and in poor condition due to the high use of the area.
7. The walls of the kitchen area have been covered with FRP (fiberglass reinforced panels) panels which are showing signs of age and are damaged and should be replaced.
8. The Dietitian's office area is very small and tight and the ceiling, walls and flooring are in poor condition,
9. The Two toilet room areas off the corridor leading to the Industrial Drafting Room V-30 are small inadequate & in very poor condition In need of a total renovation. These toilet rooms do not meet the accessibility code.

**Computer Tech Room:** (Similar condition to V-27)

1. The ACT tile ceilings are in poor condition with water damaged, holes and broken and missing tiles throughout. The ACT was never corrected particularly where the electrical power posts were removed.
2. The wood doors to this Room are in bad condition. They are chipped and damaged as is the side door to this area.
3. The VCT flooring in poor condition with broken, mismatched and missing tiles throughout this area.
4. The cabinetry in this room is in very poor condition and should be replaced.
5. The Storage room off the this room was locked (different key system) wasn't available for our inspection

**Industrial Drafting Room V-30:**

6. The ACT tile ceilings are in poor condition with water damaged, holes, and broken and missing tiles throughout. The ACT was never corrected particularly where the electrical power posts were removed.
1. The wood doors to this Room are in bad condition. They are chipped and damaged as is the side door to this area.
2. The VCT flooring in poor condition w/ broken, mismatched and missing tiles throughout this area.etc.
3. The cabinetry in this room is in very poor condition.
4. The Storage room off the this room was locked (different key system) wasn't available for our inspection
5. The existing Toilet Room off of this room was in very poor condition. The toilet room needs to be renovated completely. The toilet room does not meet the accessibility or ADA codes.

**Asbestos Testing**

It is recommended that all flooring, floor and base mastic and heat piping insulation be analyzed for asbestos. This report does not include any cost estimates for asbestos abatement because quantities are unknown.



Ceiling tiles in poor condition and dirty.



Ceiling tiles in poor condition. Some stained. This is typical throughout.



Ceiling tiles stained and sagging. Typical



Ceiling tiles stained and sagging. Typical



Door and side light chipped and damaged.



Door damage. Typical throughout building.



Example of window leaks. Typical.



Mismatched floor tiles. Vinyl tiles coming loose. This is typical throughout.



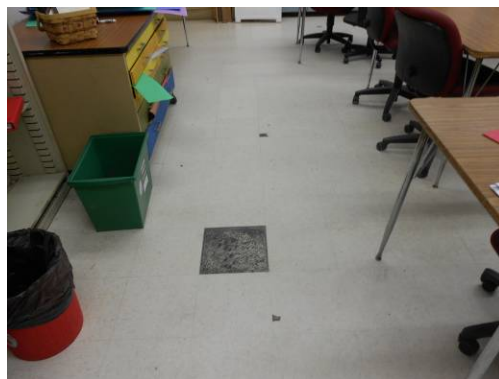
Damaged floor tiles and the expansion Joint needs to be repaired. Typical.



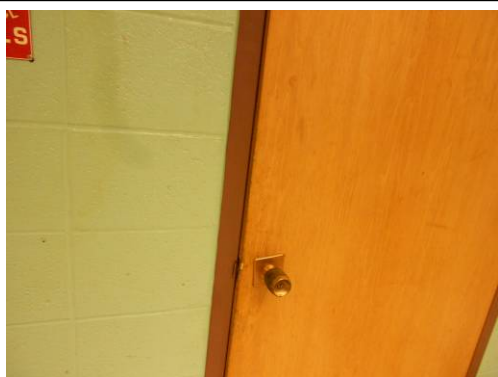
Wall base missing and another example of an expansion joint problem.



Example of flooring issues that need attention.



Broken and missing floor tiles. Typical



Door hardware handles do not meet the Accessibility code and must be changed.



Cabinets do not meet the accessibility code.



Typical ceramic tile problems in toilet Rooms.



The HCP toilet stalls are not code compliant. Broken and missing floor tiles.



Water fountain removed. This is a code violation.



Roton hinge installed on face of door. This Is incorrect. There are also fasteners missing.



Kitchen flooring needs replacement.



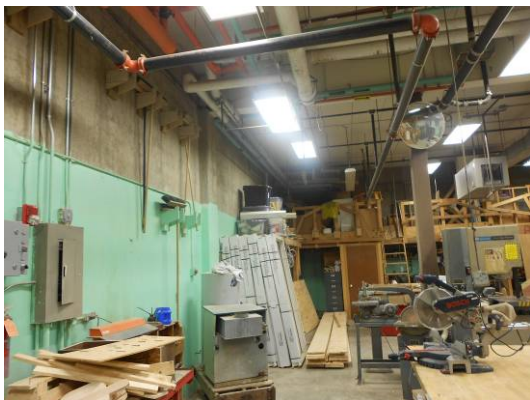
Kitchen flooring needs replacement.



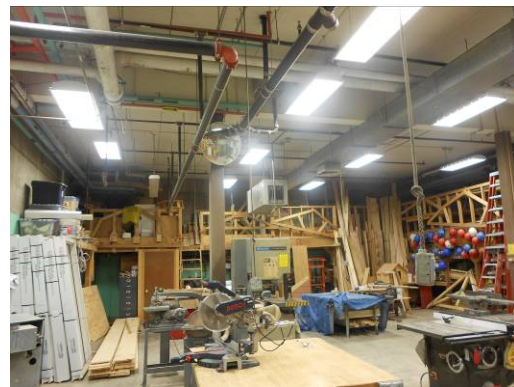
Treads and risers should have non-slip  
Rubber treads and risers installed.



Treads and risers should have non-slip  
Rubber treads and risers installed.



Wood shop is congested and should be  
Re-organized for safety reasons.



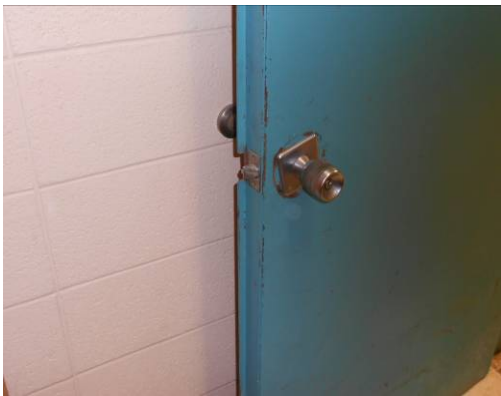
Wood shop.



Broken / missing ceiling tiles due to leak Above.



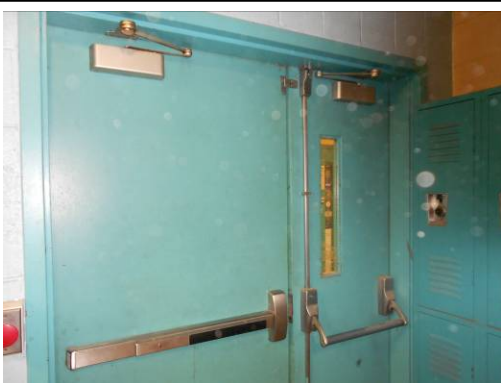
Open ductwork without a diffuser or grill.



Old non-code compliant hardware.



Washing machine connection in wall that Is leaking.



Mis-matched door panic hardware.



Water infiltration of lower level fdn wall.

# Electrical

## Electrical Services:

The Electrical Services consists of a 1600 AMP, 277/480 volt underground services from a utility company pad mounted transformer located at the Northeast corner of the building. The primary service runs aerially along the east side of the property. The service lateral terminates into a 1600 amp main breaker in a switchboard located in the boiler room.

## Recommendation:

The Electrical Services has more than adequate capacity to serve the electrical needs of the facility.

To ensure all bussing and conductor terminations are tight the switchboard and distribution equipment should be thermal imaged to identify any loose connections.



### **Fire Alarm Services:**

The Fire Alarm shunt trip type master box is located at an entrance into the Mechanical Room office on the east side of the building.

### **Recommendation:**

Up-grade the master box to a new local energy type master box.



### **Power Distribution:**

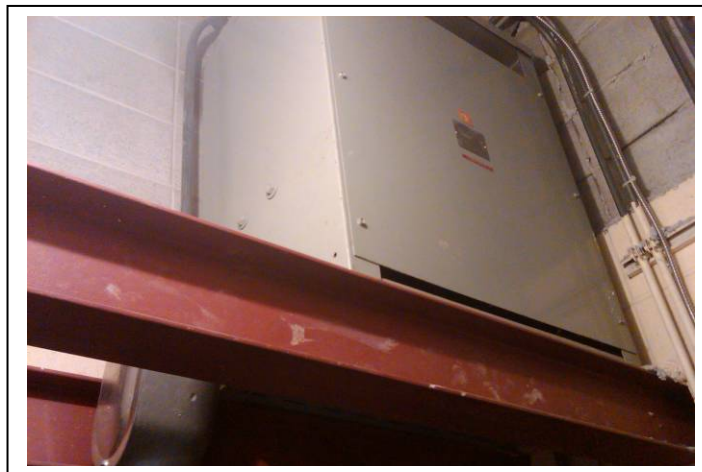
The Power Distribution consists of a distribution section in the main switchboard, a fused motor control center for the HVAC equipment, 277/480 volt panels located throughout the building with dry type transformers stepping the voltage down to 120/208 volts to serve panel boards for receptacles and other 120/208 volt loads.

The motor control center has two sections; one section serves normal power to various mechanical equipment and the other section is served by the standby generator and operates the heating system.

The electrical closets are relatively small and a majority of the dry type transformers are mounted up high supported by I beams. This makes maintenance and replacement of these transformers very difficult when one needs to be replaced.

### **Recommendation:**

When a transformer fails, disconnect and abandon it in place and locate a new transformer at a more serviceable location.



### **Lighting:**

The lighting is primarily fluorescent throughout the building. RISE Engineering has up-graded all of the lighting with energy efficient T-8 lamps and electronic ballasts.

RISE Engineering also installed motion sensors in offices and other rooms.

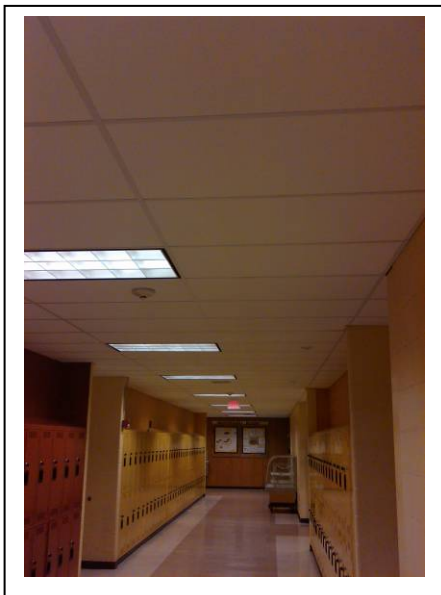
The shop areas have high output T-5 lamps in fluorescent industrial fixtures.

The exit lights are LED type.

The lighting throughout the building can be turned on or off from contactors controlled from pilot light

**Recommendation:**

Provide lighting control relay panels to control all the lighting via programmable time clocks with over ride switches at the locations the pilot light switches are located.



### **Intercom/Clock System:**

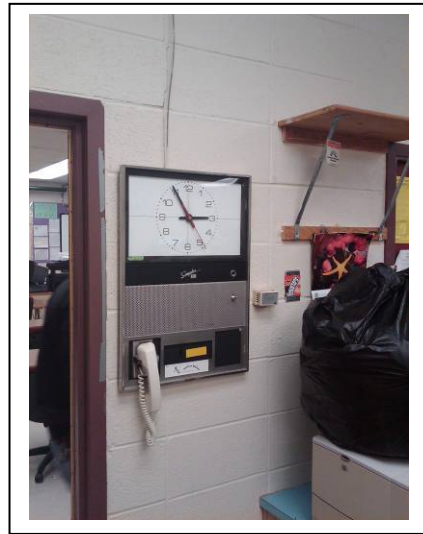
The Intercom System is manufactured by Bogan. The main cabinet is located in the office and has 25 call in switches for calling into individual classrooms. The main cabinet also has an all call feature for general announcements.

The Intercom System originally was connected to the high schools Intercom System. A few years ago a lighting storm deleting the interconnection. The storm also damaged the clock system and the program bells.

The clock system is manufactured by Simplex and is incorporated into the classroom intercom back box and the master clock is located in the office.

### **Recommendation:**

Interface the Intercom System with a new programmable atomic clock and bell system. Also, run a new fiber optic cable between the vocational school and the high school.



### **Fire Alarm System:**

The Fire Alarm System is manufactured by F.C.I., and has a control panel located in the Janitor's office which is located in the boiler room. The Fire Alarm System was installed within the last few years and appears to be code compliant with the Rhode Island Uniform Fire Code.



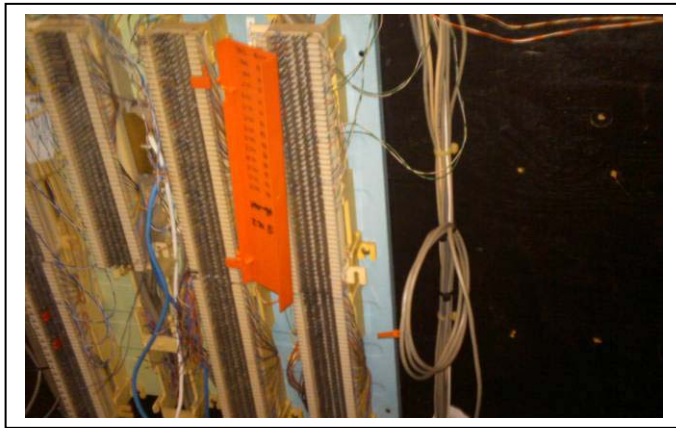
### **Telephone/Data Network:**

The Telephone Systems appears to be from the Telephone System in the high school. The telephone service is provided by Cox Communications. The telephone wiring consists of four (4) pair twisted 24 GA. Category 3 cabling from the punch down blocks to the telephone jacks.

The Data Network cabling is Category 5E from (2) IDF closets to the computer jacks in offices, classrooms, etc., fiber optic cabling interconnects the closets.

### **Recommendation:**

Provide ladder tray at the racks, and neaten the cabling.



### **Emergency Lighting and Power:**

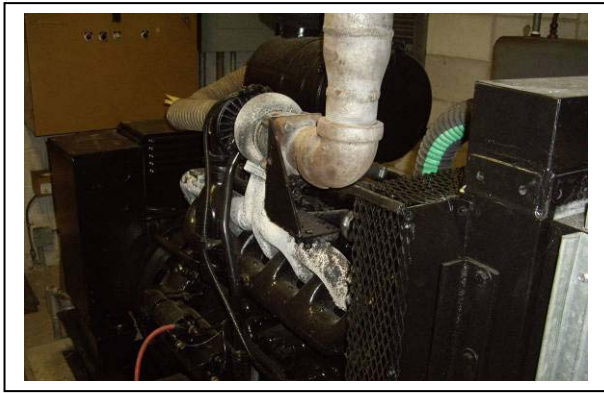
The Emergency Lighting and Power for the facility is derived from a Kohler 100 KW standby generator. It serves a 277/480 volt emergency panel that serves the heating system emergency lights, telephone service and fire alarm system.

The Emergency Lighting consists of the center lamp in every other fixture in the corridors. These lights can be shut off and via a relay will come on when normal power is lost and the generator comes on.

There is only one automatic transfer switch serving all of the emergency loads. When the facility was built this met code. The recent National Electric Code requires a separate automatic transfer switch for life safety loads.

### **Recommendation:**

Provide a load bank test on the generator and verify the generator goes through a weekly 30 minute run time under load.



### **Miscellaneous Electrical Issues:**

There is a water cooler that has been removed. The outlet associated with this water cooler should be capped off with a blank cover.

The existing vending machines are served by a quad receptacle. These outlets should be G.F.C.I. type.

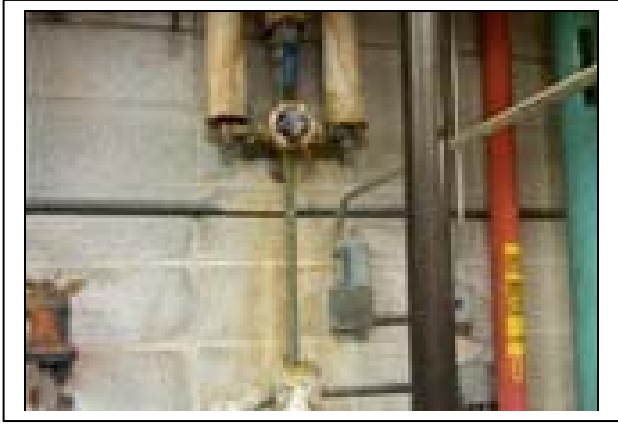
## **Plumbing**

### **Boiler Room**

#### **Domestic Hot Water System**

The existing domestic hot water system is comprised of a natural gas fired A.O. Smith storage water tank as well as an existing insulated 200 gallon storage tank. The domestic hot water system is a two temperature system and provides elevated temperature water (140 deg F.) to the kitchen as well as 120 deg. F. hot water to the toilet rooms and miscellaneous sinks located throughout the building. A Leonard thermostatic mixing valves provides this dual temperature system. Due to the age and type system it does not meet the current Energy Code requirements. The existing system should be replaced with a new high efficiency domestic water system with a new high efficiency water heater.





### **Piping Insulation**

The majority of existing piping insulation throughout the boiler room either cracked or missing and should be replaced with new fiberglass wrapped insulation with a PVC jacket. Labels and flow arrows should also be installed.



### **Boiler Make-Up water**

The existing boiler make-up water line must have a new reduced pressure zone backflow preventer. This is a plumbing code violation.



### **Floor Drains**

The majority of the existing floor drain strainers in the boiler room are blocked with debris and should be cleaned. Floor drain traps should be checked and filled with water to prevent sewer gas from coming up through the drain.



### **Hose Bibs**

The existing boiler make-up water line must have a new reduced pressure zone backflow preventer. This is a plumbing code violation.



## Wood Shop

### Emergency Eyewash

The emergency eyewash located within the wood shop must be provided with a new thermostatic mixing valve to supply tepid water (80 deg. F.) to the fixture. This is a ANSI code violation. A visible emergency eyewash sign must also be provided. Currently there is only a single emergency eyewash station and according to ANSI standards the distance of the eyewash to the furthest student must be within 10 seconds. An additional eyewash station should be provided in the furthest back corner of the wood working area.



## **Aquatic Studies Area**

### **Emergency Eyewash**

The emergency eyewash located within the wood shop must be provided with a new thermostatic mixing valve to supply tepid water (80 deg. F.) to the fixture. This is an ANSI code violation. A visible emergency eyewash sign must also be provided. Currently there is only a single emergency eyewash station and according to ANSI standards the distance of the eyewash to the furthest student must be within 10 seconds. An additional eyewash station should be provided in the furthest back corner of the Aquatic Studies area.



### **Backflow Preventer**

The domestic water supply line that provides water to the aquariums and various equipment does not have a backflow preventer. This is a code violation and a new Reduced Pressure Zone backflow preventer must be installed.



### **Hose Bibs**

Hose bibs within the Aquatic Studies Area must be provided with code approved vacuum breakers. This is a plumbing code violation.



### **Floor Drains**

The floor drain located within the Aquatic Studies Area has a broken strainer and must be repaired. The floor drain trap should be checked and filled with water to prevent sewer gas from coming up through the drain.



## **Kitchen Area**

### **Readily Accessible Emergency Gas Shut-off valve**

The natural gas piping system for the ranges and ovens comes up through the floor and serves each piece of equipment. There is no manual readily accessible emergency gas shut off valve. This is a violation of the Rhode Island Fuel Gas Code. A new readily accessible manual emergency shut off valve must be installed.



### **Pre-Rinse Sink**

Currently there is no grease removal unit (GRU) for the pre-rinse sink. This is a Cranston sewer code violation. A new automatic grease removal unit must be installed for the pre-rinse sink.



Currently there is an existing grease trap for the three pot sink. This grease trap is undersized and the type of grease trap is not code approved. This is a Cranston sewer code violation. A new automatic grease removal unit must be installed for the three pot sink.



### **Air Gaps for Indirect Waste Pipes**

Currently all of the air gaps for the indirect waste pipes from the sinks and equipment are in violation of the International Plumbing Code. The air gaps must have a minimum 2" clearance from the top of any funnels or floor drain strainers.



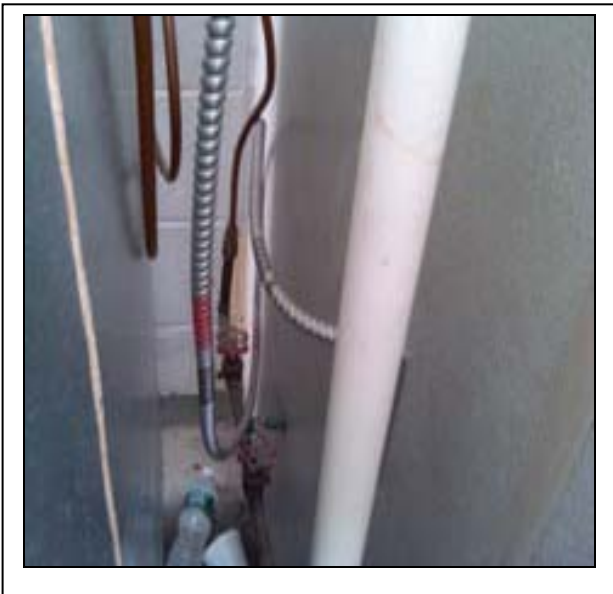
### **Floor Drains**

The majority of the existing floor drain strainers in the kitchen area are blocked with debris and must be cleaned. Floor drain traps must be checked and filled with water to prevent sewer gas from coming up through the drain. There are several floor drains that leak into the ceiling below and some have been disconnected. This is a health code violation.



### **Backflow Preventer for Ice Maker**

A backflow preventer must be installed for the existing ice maker. This is a health code violation.



### **Grease Removal Unit for Soup Kettle**

Currently there is not a grease removal unit for the soup kettle. The soup kettle drains directly into a floor drain. This is a Cranston sewer authority code violation. An automatic grease removal unit must be installed for the soup kettle.



### **Emergency Pull Stations for Ansul Fire Suppression System**

Emergency pull stations are required to be located at each exist door. Currently there is an emergency pull station but it is not located near the main exit door. This is a Rhode Island Fire Code violation.



### **ADA Compliancy**

The building has been provided with existing toilet room non-compliant ADA fixtures, particularly the lavatories. The lavatories must have ADA compliant faucets as well as an ADA compliant insulation kit for the exposed piping below the lavatories. The lavatories do not have these features and are



therefore in violation of the ADA Accessible Code. There are also missing fixtures such as an ADA compliant dual level electric water cooler for each floor. This is an ANSI code violation.



### **Fire Suppression Systems**

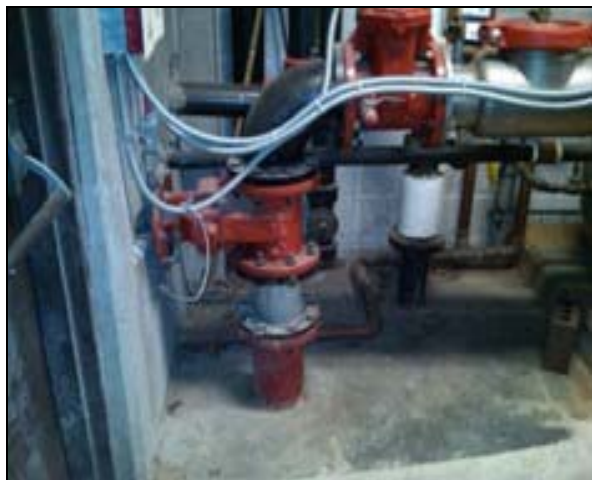
The building is currently provided with an NFPA 13 approved wet pipe fire suppression system for the lower level (below exit discharge) only. The system appears to be in good working condition and has been tested and inspected annually. An alarm check valve as well as a main flow switch has been provided and connected to the buildings fire alarm system. The main service has been provided with a code approved double check valve assembly backflow preventer as well as a fire department connection. Main shut-off valves have been installed and have been provided with tamper switches wired to the buildings fire alarm system.

According to the Rhode Island Life Safety Code (RILSC), NFPA 1 and 101. This buildings fire suppression system meets the requirements. According to the 2006 edition of NFPA 101 Life Safety Code, chapter 15 "Existing Educational Occupancies", section 15.3.5 "Extinguishing Requirements", paragraph 15.3.5.1 states "Where student occupancy exists below the level of exit discharge, every portion of such floor shall be protected throughout by an approved automatic sprinkler system in accordance with section 9.7"

This building has an automatic sprinkler system installed throughout the lower level (below level of exit discharge) and the installed system meets the requirements of section 9.7 of the 2006 Life Safety Code.

## **Recommendation**

The sprinklers located in the boiler room and the wood working shop should be cleaned of any debris.



Existing Incoming Sprinkler Service



Existing Incoming Sprinkler Service



Existing Sprinkler Riser



Existing Backflow Preventer for Sprinkler Service

<b>Cranston Area Career &amp; Technical Center</b>				
<b>Building Assessment Estimate for Repairs and Upgrades</b>				
<b>Exterior Envelope</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Exterior Brick Veneer	Cracks in brick. Missing bricks and mortar.	Sound mortar joints. Repoint mortar joints and replace broken and missing bricks as required.	NA	\$50,000
Caulking	Interior corner mortar joints and joints around the EIFS system needs caulking.	Rake out bad or cracked interior corner mortar joints and joints around EIFS system and caulk.	\$4,000	\$20,000
Clean fascade.	Building is dirty and has some mildew and algae on the masonry and EIFS system.	Power wash entire building	NA	\$25,000
Foundations	Cracks in foundation walls. Some areas have steel rebar exposed.	Repair Cracks and coat and cover exposed rebar.	NA	\$20,000
Steel Lintels	Some lintels are delaminating and badly rusted	Replace some steel lintels	\$2,500	\$10,000
Concrete stairs	Spauld and broken concrete and missing tread nosings.	Replace north entry stairs completely.	\$5,000	\$20,000
Exterior Stairs at rear of building.	Exterior stair has rotted away and washed out.	Rebuild stairs and add concrete walk.	\$5,000	\$30,000
Exterior hand rails	Rusted and broken rails that do not meet code.	Install new code compliant steel handrail system.	\$5,000	\$25,000
Windows and Storefront systems	Windows leak and most of the glazing seals are leaking resulting in fogged glazing. Plexiglas sheeting over glass is fogged and yellowed.	Replace all windows with new aluminum thermally broken insulated high performance low E glazed windows.	\$35,000	\$150,000
Exterior Doors and frames	Most are rusted and broken. Hardware needs to be replaced.	Replace doors and frames and hardware.	\$15,000	\$62,500
Concrete slabs and walks	Cracks in walks and ramp.	Remove cracked concrete walks and ramp. Replace with new.	\$7,500	\$15,000
EIFS system	Damaged and worn.	Repair and resurface.	NA	\$25,000
Miscellaneous repairs			NA	\$25,000
		<b>Exterior Subtotals</b>	<b>\$79,000</b>	<b>\$477,500</b>

<b>Interior</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Walls cracked	Some cracks in walls and all walls need paint.	Repair all cracks and prime and paint all walls.	NA	\$10,000
Wall paint	Poor condition	All walls need Re-painting	NA	\$111,500
Kitchen Walls	Painted CMU and old FRP board.	Replace old FRP board and install new FRP board on painted CMU walls.	\$10,000	\$15,000
Door frames	Need to be painted	Paint all frames	NA	\$39,000
Lockers	Some are damaged and need replacement.	Replace lockers	\$10,000	\$50,000
Vinyl Composition Flooring	Cracked flooring. Missing tiles. Mis-matched tiles.	Remove all VCT and replace with new tile.	\$42,000	\$85,000
Vinyl Cove Base in all areas with VCT	Poor condition and some areas missing	Replace with new VCB	\$2,500	\$10,800
Kitchen Flooring and base	Painted floor in poor condition and dirty.	Install a new quartzite monolithic floor system with integral base.	NA	\$30,000
Stairwell treads and risers	There are no rubber treads or risers in the stairwells	Install new rubber treads and risers and landings.	NA	\$15,000
Suspended ACT Ceilings except kitchen areas.	Stained and broken ceiling tiles throughout building. Sagging ceilings due to damage.	Replace all ACT ceilings.	\$15,000	\$90,000
Kitchen lay-in ceiling system.	Dirty / old and broken ceiling tiles.	Replace ceiling system using washable ceiling tiles.	\$4,000	\$10,250
Doors and hardware	Doors are damaged and worn. Hardware is broken and some does not meet code.	Replace doors and hardware.	\$30,000	\$156,000
Toilet rooms	The toilet rooms do not meet the accessibility code. The ceramic tile is coming loose and there are some missing tiles.	Completely renovate the toilet rooms and redesign to meet code. Replace all ceramic tile, fixtures, toilet partitions and accessories.	\$75,000	\$250,000
Misc window jamb and sill repairs.	Repairs necessary at new windows	Provide new sills and paint jambs and heads.	\$5,000	\$10,000

<b>Interior Continued</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Window treatment	Old worn and broken window treatment	Provide new window treatment	\$5,000	\$25,000
Interior signage	Missing signage and signage does not meet ADA codes.	Install new signage at all spaces.	NA	\$15,000
Waterproofing at west wall of corridor D leading to wood shop.	Water infiltration of the corridor wall which is an underground foundation / retaining wall.	Waterproof entire wall prior to re-painting.	NA	\$20,000
Elevator	The existing elevator is very old and does not meet current accessibility codes.	Replace elevator with adequate size unit to meet current codes. This requires re-design of the shaft and elevator machine room.	\$50,000	\$225,000
White boards	Old and broken white boards.	Replace with new.	\$2,500	\$18,000
Casework	Old broken casework. None of the casework meets the accessibility code.	Replace with new code compliant casework.	\$10,000	\$36,000
Miscellaneous patching and repairs			NA	\$30,000
		<b>Interior subtotals</b>	<b>\$261,000</b>	<b>\$1,251,550</b>

<b>Electrical</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Main electric switchgear	Precautionary maintenance to ensure all bussing and conductor terminations are tight	Thermal imaging of the main switchboard	NA	\$2,000
Fire Alarm Master Box	Shunt Trip Master Box not acceptable in Cranston	Replace master box with a local energy type	\$1,000	\$3,500
	Outdated lighting controls	Replace lighting controls with new lighting control relay panels	\$1,500	\$7,000
	Clock System	Replace with new programmable Atomic clock and bell system	\$7,000	\$23,000
	Intercom System connection between High School and Vo-Tech school	Provide a new fiber optic interconnection between intercom systems	\$2,500	\$5,500
	Telephone/Data networks	Provide ladder trays at racks and neaten up cabling	NA	\$1,500
	Existing standby generator	Provide generator tune up and load bank test to insure generators condition	NA	\$2,500
	Replacement of standby generator	Provide a new diesel outdoor generator with base tank and weatherproof enclosure	\$5,000	\$75,000
		<b>Electrical Subtotals</b>	<b>\$17,000</b>	<b>\$120,000</b>

<b>Plumbing</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Domestic Storage Water Heater and Storage Tank	Inefficient burner and Storage Tank	Replace System with new high efficiency heating system.	\$5,000	\$75,000
Backflow Preventer for Boiler Make-up water.	Non-Compliant BFP	Install code approved BFP	NA	\$2,000
Floor Drains in boiler room	Clogged floor drain strainers and no trap primers.	Clean strainers and fill traps with water and cooking oil	NA	\$400
Boiler room Hose Bibs	Hose bibs do not meet code without vacuum breakers	Install vacuum breakers on hose bibs.	NA	\$800
Emergency Eyewash in Woodshop	No Tepid water and no thermostatic mixing valve.	Install new mixing valve and replace eyewash unit	NA	\$3,500
Emergency Eyewash in Aquatic Studies area	No Tepid water and no thermostatic mixing valve.	Install new mixing valve and replace eyewash unit	NA	\$3,500
Backflow Preventer for water supply	No backflow preventer for water supply system.	Install code approved BFP	NA	\$1,200
Aquatic Studies Hose Bibs	Hose bibs do not meet code without vacuum breakers.	Install vacuum breakers on hose bibs.	NA	\$800
Aquatic Studies Floor Drain	Broken Strainer	Replace with new strainer	NA	\$4,400
Kitchen gas valve	No emergency gas shut-off valve - code violation	Install accessible emergency shut-off valve for gas supply	NA	\$10,000
Kitchen Pre-rinse sink	No grease removal unit - code violation	Install a code compliant grease removal unit	NA	\$10,000
Kitchen 3-Pot Sink	No grease removal unit - code violation	Install a code compliant grease removal unit	NA	\$10,000
Air Gaps for Indirect waste Pipes	Code compliant air gaps do not exist	Install code compliant air gaps for indirect waste pipes	NA	\$12,000
Kitchen Floor Drains	Strainers are clogged and some drains are non-functional	Clean strainers and repair non-functional floor drains	NA	\$8,000
Backflow Preventer for Ice Maker	There is no BFP for Ice Maker - code violation	Install a code compliant Backflow Preventer	NA	\$500
Kitchen Soup Kettle	No grease removal unit - code violation	Install a code compliant grease removal unit	NA	\$10,000

<b>Plumbing Continued</b>				
<b>Description</b>	<b>Deficiency</b>	<b>Recommendation</b>	<b>Demo Cost</b>	<b>Repair Cost</b>
Ansul Emergency Pull-Station at exit doors	Emergency Pull stations have not been installed at exit doors	Install emergency pull stations at exit doors	\$400	\$7,000
ADA Plumbing Fixtures	Piping has not been insulated under lavatories and there must be an ADA dual level electric water cooler installed for each floor. Faucets need to be replaced with ADA compliant faucets.	Install ADA piping insulation under all ADA lavatories. Install 2 new ADA compliant dual level electric water coolers and replace faucets with new ADA compliant faucets.	\$1,000	\$25,000
		<b>Plumbing Subtotals</b>	<b>\$6,400</b>	<b>\$184,100</b>

<b>Fire Protection</b>				
Description	Deficiency	Recommendation	Demo Cost	Repair Cost
Sprinklers in Wood Shop Area	Sprinkler are covered with dirt and debris	Clean sprinkler deflectors	NA	\$500
		<b>Fire Protection Subtotals</b>	<b>\$0</b>	<b>\$500</b>

<b>Project Totals</b>		Demo Cost	Repair Cost	Totals
<b>Exterior Envelope</b>	Exterior Subtotals	\$79,000	\$477,500	\$556,500
<b>Interior</b>	Interior subtotals	\$261,000	\$1,251,550	\$1,512,550
<b>Electrical</b>	Electrical Subtotals	\$17,000	\$120,000	\$137,000
<b>Plumbing</b>	Plumbing Subtotals	\$6,400	\$184,100	\$190,500
<b>Fire Protection</b>	Fire Protection Subtotals	\$0	\$500	\$500
	<b>Totals</b>	<b>\$363,400</b>	<b>\$2,033,650</b>	<b>\$2,397,050</b>

## **Structural**

### ***DESCRIPTION OF STRUCTURE***

The roof structure is constructed of 1-1/2 inch deep steel roof deck supported by steel joists. The joists are supported by structural steel girders spanning between tube steel columns. The original construction drawings, prepared by Fenton G. Keyes Associates and dated May 1974, indicate the roof structure was designed for a snow load of 30 pounds-per-square-foot (psf).

The second floor structure is constructed of 10 inch deep precast-prestressed concrete plank with a 2 inch concrete topping. The planks are supported by structural steel girders spanning between tube steel columns and cast-in-place concrete columns. The drawings indicate the floor structure was designed for a live load of 100 psf (125 psf at storage areas).

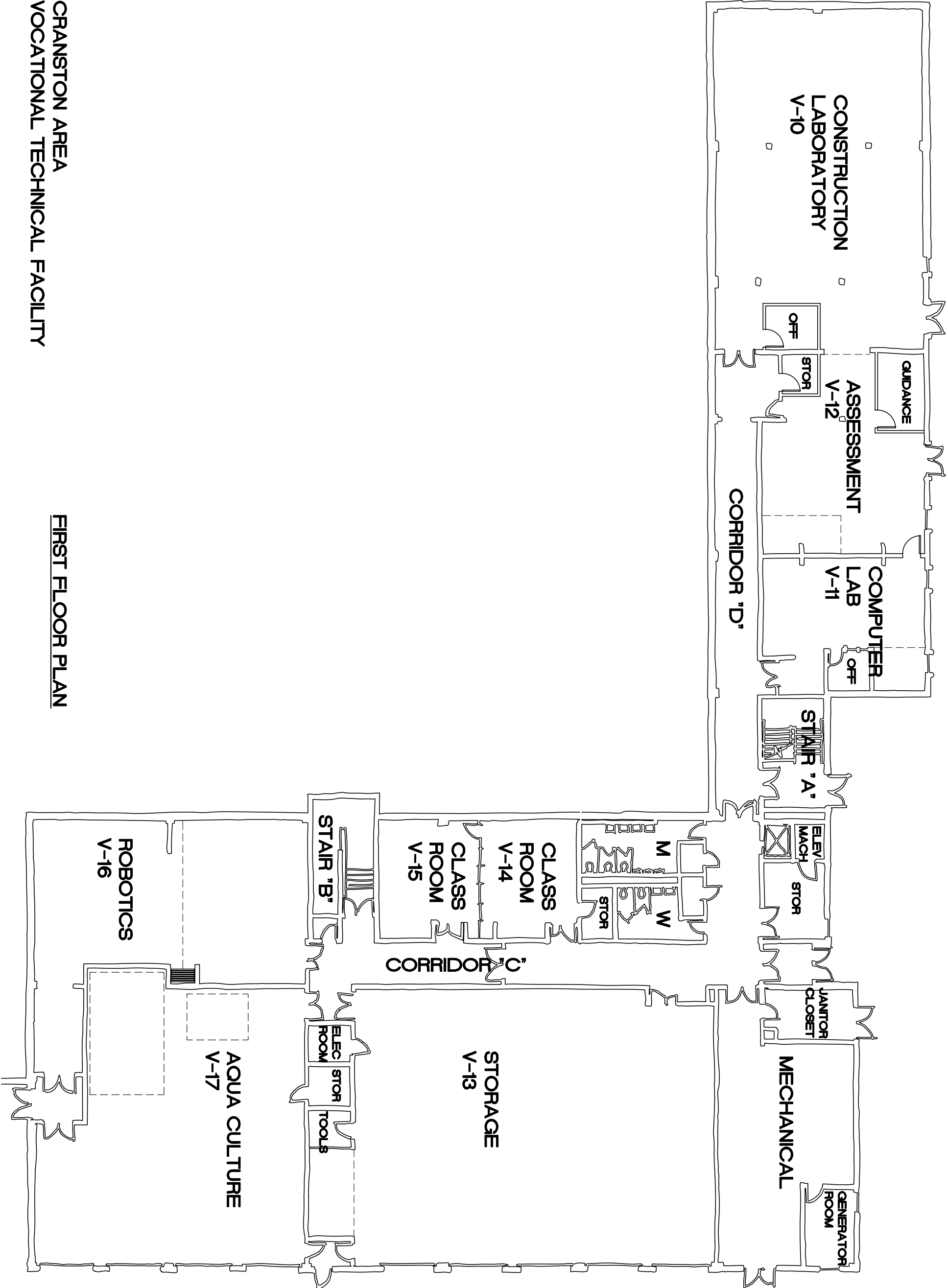
The building structure is supported on reinforced concrete foundation walls and spread footings. The footings were designed for an allowable soil bearing pressure of 4,000 psf.

### ***EXISTING CONDITIONS***

The structural elements of the building are in good condition with a few exceptions. The deficiencies noted are as follows:

- There are several areas of the foundation that have cracks, spalls, or exposed reinforcing steel. Repairs should include power cleaning all exposed reinforcing steel, patching spalls with a cementitious patching compound, and pressure injecting cracks with an epoxy adhesive.
- At the garage area, the concrete columns have cracks at their top. These cracks should also be pressure injected with an epoxy adhesive.
- There are reported roof leaks throughout the building. These leaks may have caused rusting of the steel roof deck. Severely rusted areas should be reinforced with new steel decking at the time of the roofing replacement.
- Several steel angle lintels supporting the brick veneer over window openings are rusting. Severely rusted angles will require replacement. The others should be power cleaned and repainted.

End of Document



CRANSTON AREA  
VOCATIONAL TECHNICAL FACILITY

FIRST FLOOR PLAN

